

Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

AUG 21 2015

CONDITIONAL USE PERMIT APPLICATION¹

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ 760.00

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Telecommunications Facility

Request approval to replace an existing 130' permitted tower with a 180' tower at the same location.

OWNER(S) OF RECORD:

Name: NCWPCS MPL 28- Year sites Tower Holdings, LLC Phone: _____

Mailing Address: 585 <prpsgp Dr/ ME

City, State, Zip Code: Atlanta, GA 30324

Email: _____

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Sandra Walden Phone: 503-709-0820

Mailing Address: 1505 Westlake Ave. N., Suite 800

City, State, Zip Code: Seattle, WA 98109

Email: sandra.walden@crowncastle.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street

Address: 900 Kookoosint Trail, Kalispell, MT 59901

S 24 T 23 R 22

Subdivision

Name: (Tract 1 Certificate of Survey #1349. Records of Flathead Co.)

Tract

No(s). 7AB

Lot

No(s). _____

Block

No. _____

GEocode
Parcel # 0739652401040000

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

R-1

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

The lease area is adequate for this proposal. The existing tower will be removed once the new tower is constructed with the existing antennas transferred. The new antenna will be installed at the top of the tower as indicated. with a radiation center of 175'.

- (2) adequate access

The access is adequate for this proposal. The existing access will be utilized. No additional access will be required. The easement for access is across 3 parcels indicated on A-1.0 of the enclosed drawings will remain.

- (3) absence of environmental constraints

There are no known environmental constraints for this proposal.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

Parking for the occasional Operations Technician will be on the gravel road at the access gate and/or inside the fenced area. See truck parked at tower in enclosed photo.

- (2) traffic circulation

There will be no increased impact on the traffic at this location due to this proposal. It is an unmanned facility with an occasional operations technician visiting the site.

- (3) open space

Open space around the facility will be maintained.

- (4) fencing, screening

Existing surrounding trees screen the facility and will remain. One tree MAY be too close to proposed foundation. If it has to be removed it can be replaced if required with one that will be consistent with other surrounding trees on the parcel.

- (5) landscaping

No additional landscaping is planned.

- (6) signage

No signage is proposed.

- (7) lighting

An FAA required Obstruction light will be installed (see drawings A-3.0)

No additional lighting is proposed.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

This is an unmanned facility which does not require sewer services.

- (2) water

This is an unmanned facility which does not require water.

- (3) storm water drainage

Storm water drainage will be managed by having as little non-porous area as possible. no new buildings will be installed. The new tower will have 3 pier foundations at the foot of the legs. The existing road will remain for vehicular traffic. The area is surrounded with porous land to handle rain.

- (4) fire protection

No fire protection is required.

- (5) police protection

This is an unmanned facility and will not require police protection.

- (6) streets

Access to the existing telecommunications facility will remain the same from Lone Pine Road. No additional streets/roads will be required. see pag A-1.0 of drawings.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

No additional traffic will occur for this proposal. Operation Technicians may visit the site approximately once a month

- (2) noise or vibration

No noise or vibration will be created by the installation of this new proposal. The new Microwave antenna and associated radio will not increase the decibel level at this site.

- (3) dust, glare or heat

No additional dust or heat will be created by this proposal. The new tower and attached antennas will have a non-reflective surface

- (4) smoke, fumes, gas, or odors

No smoke, fumes, gas or odors will be created due to this proposal.

- (5) inappropriate hours of operation

Installation will be operating at all hours with no impact given its passive nature.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal: N/A

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts

- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

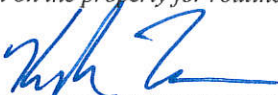
Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



Owner(s) Signature (all owners must sign)

8-20-15

Date



Applicant Signature (if different than above)
Sandra Walden

8.19.15

Date

503-709-0820
SANDRA WALDEN@CROWNCASTLE.EM

AUG 21 2015